

**SCHOOL FACILITIES BOARD**  
**June 7, 2001**  
**Payson, Arizona**

The School Facilities Board held a Guidelines/Assessment Committee meeting at the Payson Unified District, High School Auditorium, 514 W. Wade Lane, Payson, Arizona, 85541. The meeting began at approximately 11:55 a.m.

Members Present

Conley, Patrice  
Keenan, Brooks  
Rich, Stephen, Chair  
Van Sittert, Logan  
Vaughan, G. Keith  
Wicks, Michael  
Wright, John

Members Absent

Krivel, Richard  
Molera, Jaime  
(Non-Voting Member)

Staff Present

Dr. Philip E. Geiger, Executive Director  
Edward Boot, Deputy Director/Facilities  
Candy Cooley, Deputy Director of MIS  
John Arnold, Deputy Director-Finance  
David Lujan, Asst. Attorney General  
Tom Halverstadt, Land Specialist  
Anna M. Stevens, Admin. Assistant  
Darla Jordan, Public Information Officer  
Kristen Landry, Asst. Public Inf. Officer

Guests Present

William Pope, SHW Group  
Thomas D. Rushin, Yuma District #1  
Bob Klein, Somerton Elementary  
J. C. Begay, Red Valley/Cove Chapter  
Mary Radcliff, Isaac Elementary  
Dick Leshner, Toltec Elementary  
Gregoria Amadeo, DLR Group  
Mayor Shafer, City of Surprise  
Marcus Jones, Tucson Unified  
Judy Richardson, PHSG  
Cathy Rex, PHSG  
James Tomchee, Apache County School  
Marie C. Tomchee, Red Mesa Unified  
Tom Rye, Young Elementary District  
Larry Likes, Higley Unified  
Bob Hubley, Higley Unified  
Mayor Jose "Ray" Delgado, El Mirage  
Stuart Brackney, El Mirage City Manager  
Tim O'Brien, Pinnacle One  
David Peterson, Mesa Schools  
Jeff Cook, Pinnacle One  
Ginger Sparks, Payson Ed. Assoc.  
Colonel Ed Kasl, Luke AFB  
Lorraine Johnson, School Board Cove  
Harrison Dick, Sr. Cove Chap. VP  
Howard Begay, Red Valley Chapter  
Skip Brown, Paradise Valley Unified  
Tom Ohmaro, Paradise Valley Unified  
Andy Rodriguez-McCradic, Dysart  
Alumni Assoc.  
Jeff Simmons, Pendergast Elementary  
Joe Lee Nakoi, Red Valley Chapter  
Carol Harbushka, Dysart District  
Joe Ramirez, Dysart District  
Linda Reynolds, Dysart District  
Art Ramirez, Dysart District  
Michael Maddox, Dysart Alumni  
Gary Mitchell, Glendale Elementary  
Jeffrey Gadd, Glendale Elementary  
Tom Murphy, Dysart Unified  
Bob Young, Dysart Unified

Don Brubaker, Gilleland Brubaker Arch.  
Mike Rhodes, Rhodes & Assoc. Inc.  
Robert Espinoza, Rhodes & Assoc. Inc.  
Herb Schneider, SGS & Partners  
Cindy Gentry, Dysart District  
Brian Harper, Tanque Verde Unified  
James Braouss, Tanque Verde Unified  
Sandra Kube, Deer Valley Unified  
Lewis E. Tutt, Red Valley Planning Com.  
Tim O'Malley, The O'Malley Group  
H. Allen Shockley, Apache Jct. Unified  
Joe Trujillo, Littlefield Elementary  
Ron Peters, BPLW Architects  
Joe Martin, Payson School District

- I. Call to Order  
Board Chair, Stephen C. Rich, called the meeting to order at approximately 11:55 a.m.
- II. Roll Call  
There were seven members present and two members absent from this meeting.
- III. Approval of Minutes of May 3, 2001  
The May 3, 2001 Board Minutes have been deferred for approval at our August Board Meeting.
- IV. Director's Report
  - a. Summary of Assessment Deficiency Review  
This was an informational item only.
  - b. School Development within Luke Air Force Base and the Dysart Unified School District  
Logan Van Sittert moved that the Board approve the Executive Director's modified recommendation regarding existing schools and future development in the vicinity of Luke Air Force Base and in Dysart Unified School District. Pat Conley seconded. Motion passed on a 7-0 voice vote.  
  
John Wright moved to amend the original motion that the Board approve the executive director's recommendation with the exception of item number 3. Mike wicks seconded. This motion failed.  
  
Col. Ed Kasl, Luke Air Force Base, addressed the Board opposing the expansion of the Dysart High School.  
  
Mayor Joan Shafer, City of Surprise, addressed the Board for the people against closing the high school. She is opposed to SB 1525.  
  
Mayor Jose "Ray" Delgado, City of El Mirage, addressed the Board in favor of keeping the high school and building the new schools close to their communities so that they don't have to be bused.

Joe Ramirez, Dysart Alumni and El Mirage City Councilman, addressed the Board in favor of leaving the Dysart High School open because it is his pride.

Stewart Brackney, El Mirage City Manager, addressed the Board in support of the Executive Director's recommendation.

Andy Rodriguez McCradic, Dysart Alumni, addressed the Board in support of the Executive Director's recommendation.

Michael Maddox, Dysart Alumni, addressed the Board on the Dysart issue and in support of the Executive Director's recommendation.

Sharon Quinones, El Mirage council member, addressed the Board to state that she did not feel that the children were in any danger.

Cindy Gentry, concerned citizen, addressed the Board to protest the closing of the Dysart High School.

c. Bond Issue Summary

This was an informational item only.

d. Networking and Internet Connectivity Scope Clarification

John Wright move that the Board approve the staff recommendation for the following modification to the solutions section of the "Networking and Internet Connectivity Statement of Intent/Scope of Project to be funded by the SFB": A minimum of 100 Mbps LAN infrastructure to each classroom and 100 Mbps to each networked computer. In cases where new drops need to be run, the 100 Mbps LAN infrastructure installed will be expandable to 1 Gigabit, but where 100 Mbps connectivity already exists, those configurations will not be considered deficient and will not be upgraded. Brooks Keenan seconded. Motion passed on a 7-0 voice vote.

e. July Board Meeting

This July 5<sup>th</sup> Board meeting has been cancelled.

V. Guidelines/Assessment Committee

a. Chairman's Report

This was an informational item only.

b. Consideration of Funding Supplemental Assessment Deficiency Projects from the Deficiencies Correction Fund, including projects from:

John Wright moved that the Board approve the Guidelines/Assessment Committee recommendation to approve the assessment deficiency projects which will be eligible for funding from the Deficiencies Correction Fund, as listed under the School Facilities Board agenda item V.b. Brooks Keenan seconded. Motion passed on a 7-0 voice vote.

c. Consideration of Assessment Deficiency Projects with Increased Costs, including projects from:

Logan Van Sittert moved that the Board approve the following

Guidelines/Assessment Committee recommendations:

1. To approve additional funding consistent with the project cost of \$164,605 for a window wall replacement in the Casa Grande Elementary School District.
2. To approve additional funding consistent with the project cost of \$4,036,943 for the School Replacement in the Miami Unified School District
3. The approval of additional funding consistent with the project cost of \$338,890 for the HVAC project at Mercury Mine Elementary School in the Paradise Valley Unified School District project number 070269145-1001-001D.
4. The approval of additional funding consistent with the project cost of \$1,157,160 for the HVAC project at Wright Elementary School in the Tucson Unified School District project number 100201461-9999-001D.

Brooks Keenan seconded. Motion passed on a 7-0 voice vote.

VI. Projects Committee

a. Chairman's Report

This was an informational item only.

b. Consideration of Emergency Deficiency Corrections Projects bids, bid packages and change orders, including projects from:

Keith Vaughan moved that the Board approve the Projects Committee recommendation to fund the increase in budget for Pendergast Elementary, project number 070492-006, Replace underground wiring, in the amount of \$49,750. Mike Wicks seconded. Motion passed on a 7-0 voice vote.

c. Consideration of 2001 Capital Plan New Construction Requests, including projects from:

Keith Vaughan moved that the Board approve the Projects Committee recommendations as follows:

1. To deny the district's request for funding for the conceptually approved K-5 elementary school (070293000-9999-001N), a new 6-8 middle school and a new high school for Cave Creek Unified School District to open in FY 2003.
2. To fund a core 9-12 high school for 250 students for Cedar Unified School District to open in the fall of 2003 at a total project cost of \$2,722,746, and a FY 2001 funding amount of \$136,137.
3. To deny the district's request for funding for a new kindergarten classroom for Concho Elementary School District.
4. To fund two conceptually approved K-8 elementary schools (070297000-9999-001N) and (070297000-9999-002N) for 900 students each for Deer Valley Unified School District to open in the fall of 2003 at a total project cost of \$16,408,564, and a FY 2002 funding amount of \$820,428.

5. To fund a core 6-8 middle school for 500 students for Isaac Elementary School District to open in the fall of 2003 at a total project cost of \$3,174,449, and a FY 2002 funding amount of \$158,722.
6. To deny the district's request for funding for a new 6-8 middle school for Litchfield Elementary School District.
7. To fund a core 9-12 high school for 260 students for Littlefield Unified School District to open in the fall of 2003 at a total project cost of \$2,831,656, and a FY 2002 funding amount of \$141,583.
8. To fund a K-6 elementary school for 800 students for Mesa Unified School District to open in the fall of 2002 at a total project cost of \$7,014,960, and a FY 2002 funding amount of \$350,748.

Pat Conley seconded. Motion passed on a 7-0 voice vote.

Gilbert Unified

Steve Rich moved that the Board approve the Projects Committee recommendation to deny the district's request for funding for the conceptually approved K-6 elementary school (070241000-9999-001N) for Gilbert Unified School District. John Wright seconded. Motion passed on a 6-0-1 voice vote with Keith Vaughan abstaining.

d. Consideration of Geographic Exception for Red Mesa Unified:

Keith Vaughan moved that the Board approve the Project Committee recommendation for a core high school facility for the Red Mesa Unified School District of 21,775 square feet at a project cost of \$2,832,764 based on a geographic exception and contingent upon the donation of a high school site. Pat Conley seconded. Motion passed on a 7-0 voice vote.

Lorraine Johnson, Cove Day Board President, addressed the Board on behalf of the school district in support of the being accepted as geographic exception for their proposed high school.

VII. Consideration of the Expansion of Scope and Increased Project Cost on New Construction Projects, including projects from:

Keith Vaughan moved that the Board approve the Projects Committee recommendations as follows:

1. Approval of funding in the amount of \$191,958 to add increase project costs and project management funding for the elementary school project in the Maine Consolidated Elementary School District (project number 030310000-9999-201N).
2. Approval of funding in the amount of \$36,766 to add increase project costs for the elementary school project in the Skull Valley Elementary School District (project number 030315000-9999-201N).

Mike Wicks seconded. Motion passed on a 7-0 voice vote.

VIII. Consideration of Request for Land or Real Property Purchase, Lease, or Donation, including requests from:

a. Steps I and/or II

Keith Vaughan moved that the Board approve the Projects Committee recommendations as follows:

1. Accept Staff recommendation to approve the Dysart Unified School District's request for a high school site (project number 070289000-9999-004L) and move to Step III.
2. Accept Staff recommendation to approve the Liberty Elementary School District's request for an elementary and middle school site (project number 070425000-9999-001L) and move to Step III.
3. Accept Staff recommendation to deny the Pendergast Elementary School District's request for an elementary and middle school site (project number 070492000-9999-001L) and move to Step III.
4. Accept Staff recommendation to approve the Tanque Verde Unified School District's request for an alternative high school site (project number 100213000-9999-202L) and move to Step III.

John Wright seconded. Motion passed on a 7-0 voice vote.

b. Step III

Keith Vaughan moved that Board approve the staff recommendations as follows:

1. Accept Staff recommendation to approve the funding for the purchase of an elementary school site for the Cartwright Elementary School District (project number 070483000-9999-001L).
2. Accept Staff recommendation to approve the funding for the leasing of an elementary and middle school site for the Deer Valley Unified School District (project number 070297000-9999-214L).
3. Accept Staff recommendation to approve the funding for the leasing of an elementary and middle school site for the Deer Valley Unified School District (project number 070297000-9999-321L).
4. Accept Staff recommendation to approve the funding for the purchase of an elementary and middle school site for the Glendale Elementary School District (project number 070440000-9999-001L).
5. Accept Staff recommendation to approve the acceptance of a donation for an elementary school site for Maricopa Unified School District (project number 110220000-9999-002L).

John Wright seconded. Motion passed on a 7-0 voice vote.

c. Consideration of Other Land Related Issues

Keith Vaughan moved that the Board approve the staff recommendations for the following:

1. Approve the request of Buckeye Elementary School District to trade approximately 10 acres of land with The Hancock Communities and that the Executive Director be instructed to inform the district, in writing, of the decision.
2. The request for Higley Unified School District to receive a twenty-percent donation factor based on 6 acres out of the approximate 19 acres the District received from Shea Homes was moved to continue this item at a later date.
3. Approve the request of Toltec Elementary School District to receive additional funding, in the amount of \$4,800, for further Step III requirements and that the Executive Director be instructed to inform the district, in writing, of the decision.

Mike Wicks seconded. Motion passed on a 7-0 voice vote.

IX. Repeal of Minimum School Facility Guidelines and adoption of the School Facilities Board Rule Package consisting of the following rules:

Brooks Keenan moved that the Board approve the repeal of the Minimum School Facility Guidelines set forth in the Arizona Administrative Code, Title 7 Chapter 6 and adopt the School Facilities Board rule package which includes the Minimum School Facility Guidelines and additional rules as set forth in Item IX of the agenda. Keith Vaughan seconded with a friendly amendment to exclude the geographic exception (R7-6-302) as a separate item and agreed by the maker of the motion. Motion passed on a 7-0 voice vote.

Keith Vaughan moved that the Board approve an amendment to the Geographic exception to include "This rule is not intended to limit exceptions with geographic factors and does not prevent school districts from requesting geographic factor exceptions due to particular circumstances not covered by this rule". Logan Van Sittert seconded to table for discussion.

John Wright moved that the Board adopt the geographic exception policy as written. Pat Conley seconded. Motion passed on a 6-1 voice vote with Keith Vaughan against.

Judy Richardson, Peacock, Hislop Staley & Given, Inc., addressed the Board in favor of changing to reflect Keith Vaughan suggestion.

X. Financial Update

This was an informational agenda item only.

XI. Consideration of Assessment Deficiency Bus Replacements

Brooks Keenan moved that the Board approve the staff recommendation to authorize the expenditure of no more than \$2,000,000 for the acquisition of replacement buses as outlined in the Transportation Section of the Minimum Building Adequacy Guidelines. Logan Van Sittert seconded. Motion passed on a 7-0 voice vote.

XII. Public Comment

Mary Radcliff, Isaac Elementary District, addressed the Board to thank them for the approval of the new school that is near completion.

Adjournment

There being no further business, Stephen Rich adjourned the meeting at approximately 1:38 p.m.

Approved by the School Facilities Board on \_\_\_\_\_, 2001

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Stephen C. Rich, Chair